

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on October 16, 2008, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

MEMBERS PRESENT: Douglas Powell, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw
Tim Thoms

MEMBERS ABSENT: None

STAFF PRESENT: Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Powell called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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1. **Consideration of a Preliminary Plat, Southmill, Brent Fayette, LLC, Owners, and Billy Brundage of Brundage Engineering, Inc., Agent. This property consists of 43.38 acres with 18 single-family dwelling lots. This property is located in Land Lots 8 and 16 of the 6th District, fronts on S.R. 85 South, and is zoned C-S.**

Billy Brundage pointed out that the subject property is below the intersection of S.R. 74 South and S.R. 85 South. He commented that the property was oddly shaped. He remarked that the development would consist of one (1) acre lots with conservation space and a short street. He advised that he had met with the GDOT and they would not require a deceleration lane due to the small size of the development; however, Phil Mallon felt that it would be warranted since the development is located on a State Route. He added that Mr. Mallon held discussions with the GDOT and a deceleration lane will be required which will be indicated on the Construction Drawings and the Final Plat.

Chairman Powell asked if there were any public comments. Hearing none, he closed the floor from public comments.

Jim Graw asked if there was access to the stormwater pond.

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Mr. Brundage replied that there was access to the pond through the open space. He said he could delineate the access easement on the Construction Drawings and the Final Plat.

Bill Beckwith asked why no trails or paths were proposed.

Mr. Brundage replied that there is not much to see since the property to the rear of the development has been cleared and is unsightly plus the power line easement running along the side property line. He added that the subdivision is small and the developer did not feel that the trails or paths would add much to the development.

Mr. Graw asked the size of the property adjacent to Lot 10.

Mr. Brundage replied a little more than one (1) acre which contains poor soils.

Tim Thoms asked for clarification of the property located at the entrance to the subdivision.

Mr. Brundage replied that there were areas designated for the entrance signage and the remaining property is part of the conservation area. He added that the areas would be owned by the HOA.

Tim Thoms made a motion to approve the preliminary plat stamped 06/16/08 with the conditions that a deceleration lane, with GDOT approval, and an access easement to the stormwater pond shall be required and must be indicated on the Construction Drawings and the Final Plat. Jim Graw seconded the motion. The motion unanimously passed 5-0.

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2. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding the creation of a new zoning district which would permit a broad variety of uses or would augment the allowed uses within the M-1 Zoning District, as requested by Mr. Richard Norman of Artisan Properties, Inc. (Storage Xtra on S.R. 85 North).

Instructed by the BOC on 09/03/08 to proceed forward. Discussed by P.C. on 09/18/08.

Dennis Dutton stated that he had researched vacant O-I space along the S.R. 54 West Corridor; however, it appears that when property is rezoned to O-I, when it is developed it is usually occupied by a single tenant. He pointed out that there is one (1) lot on Sandy Creek Road containing a single-family dwelling, one (1) lot on Old Sandy Creek Road containing a single-family dwelling, two (2) lots on S.R. 54 West both containing a single-family dwelling, one (1) vacant lot, and four (4) subdivisions containing a total of 18 lots. He remarked that Mr. Richard Norman of Storage Xtra had submitted a letter requesting permitting general office use within the M-1 zoning district provided that any such offices are limited in size to no more than 450 square feet or 700 square feet.

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He advised the PC that they have three (3) options: 1) Amend the M-1 zoning district; 2) Create a new Zoning District; or 3) Propose no amendments.

Chairman Powell recognized Mr. Richard Norman.

Mr. Norman asked if vacant lots meant not occupied or no structure on the property.

Mr. Dutton replied no structure on the property. He added that the majority of the O-I property contained one (1) structure and not a strip type development even though a structure may be occupied by more than one (1) tenant.

Chairman Powell advised that the M-1 zoning district had been revised in February 2007. He stressed that the PC wanted to keep M-1 and O-I as distinct different zonings. He said that the PC had reviewed the M-1 zoning district specifically for Storage Xtra and he did not see any motivation by any of the PC members to develop a PUD or any motivation to increase the uses in the M-1 zoning district. He stated that the PC wanted to keep M-1 as currently written and because of this, the discussion is over. He added that the PC did not want to continue in the direction of further diluting the O-I.

Mr. Norman stated that the size of the unit, being as small as they are, has no impact.

Chairman Powell replied that it has to do with the uses as opposed to the size of the unit. He stated that size is not the overbearing factor, use is the factor. He added that he did not know what kind of energy development we will have in the next ten (10) years. He said we may find a new solar wind powered device which may fit in M-1 and we would need every bit of the property zoned M-1.

Mr. Norman commented that to a large extent, the development satisfies office needs; however, some office uses are allowed and some aren't.

Chairman Powell noted that the M-1 had been reviewed extensively in the past and several uses were added at that time; however, the PC is not ready to do anything further.

Mr. Graw remarked that there would probably be better usage of the facility if economics were better.

Chairman Powell remarked that the PC did not want to create something now because of the current economic conditions that, in the future, we may look back and ask why we did that.

Mr. Norman stated that he was getting foreclosure companies setting up temporary offices at his other locations due to economics.

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Tim Thoms made a motion to propose no amendments to the M-1 zoning district at this time. He stated that the PC had thoroughly reviewed the M-1 uses and made modifications in 2007. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

Mr. Norman thanked the PC for their consideration. He added that the P&Z Staff had been one of the best groups that he had worked with and that they were very professional.

Al Gilbert advised Mr. Norman that the PC is not the final vote and that he could appear before the BOC.

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Chairman Powell asked if there was any further business.

Robyn Wilson advised that there were no applications for the November Public Hearing. She stated that she would notify the PC via e-mail if the public hearing would be changed to a workshop.

Hearing no further business, Al Gilbert made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. The Public Meeting/Workshop adjourned at 7:30 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

DOUG POWELL
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY